



# 2760 Auburn Road 108 West Kelowna British Columbia

\$495,000

Ground level 2-Bedroom condo at Terravita. Easy, low-maintenance living steps from walking paths and Shannon Lake Golf Course. 1086 sq ft with a bright, open layout that connects the kitchen, dining, and living areas in a natural, comfortable flow with a split bedroom/bathroom floor plan. The primary & second bedrooms are situated on either side of the kitchen, dining and living space making it perfect for guests. The kitchen features granite countertops, a built-in wine rack, pantry, and LG stainless steel double door fridge, opening seamlessly to the dining space and spacious living room with an electric fireplace that anchors the room. The primary bedroom is generously sized with a 4 piece ensuite, while the second bedroom sits near the full main bath for ideal separation and privacy. In-suite laundry is neatly tucked away for everyday ease. This home also comes with 1 parking spot and extra storage space. Step out to your ground level patio, ideal for morning coffee and a small pet, with grassed common areas and a rock mountain backdrop adding to the setting. Close to walking paths, a nearby middle school, and Shannon Lake Golf Course, all in a quiet pocket of Shannon Lake. A smart opportunity for first time buyers or downsizers seeking low-maintenance comfort in a connected community. (jd:6769)

- Utility room 3'1" x 2'4"
- Primary Bedroom 10'11" x 19'11"
- Pantry 6' x 1'
- Living room 12'4" x 15'6"
- Laundry room 4'11" x 8'8"
- Kitchen 8'10" x 8'10"

- Foyer 5'6" x 8'
- Dining room 14'8" x 10'5"
- Other 7' x 1'
- Bedroom 11' x 13'11"
- Full ensuite bathroom 5'9" x 12'10"
- Full bathroom 6'2" x 8'7"

Listing Presented By:



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